



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning & Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2403503
Applicant Name: Julie LeDoux
Address of Proposal: 4304 30th Avenue West

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 5,068.8 sq. ft. and Parcel B) 4,557.2 sq. ft. Existing single family residence to remain.

The following approval is required:

Short Subdivision - to divide one existing parcel into two parcels of land.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity

The almost rectangular shaped, 9,626-sq. ft. site is located on the northeastern side of the intersection of 30th Avenue West and West Mansell Street. It is zoned Single Family residential with 5000 square feet minimum lot size. The property is currently described as Lots 23 and 24, Block 12, Queen Anne

Addition to the City of Seattle. The subject site is currently developed with a single family residence fronting on 30th Avenue West. The existing Single Family residence on proposed Parcel A will have access from 30th Avenue West via a concrete driveway into an existing underground garage. The asphalt driveway currently showing on the site plan on Lot 25 and on part of Lot 24 is no longer used to access Parcel A rear yard. As a result, the undeveloped Lot 25 is no longer considered part of Lots 23 and 24 but a separate building site. The topography of the site is relatively flat towards the middle of the lot but slopes gradually towards the south and southwest portion of the site along 30th Avenue West and West Mansell Street. Along 30th Avenue West and West Mansell Street, a three foot tall rockery retaining wall is used to hold the ground at the toe of the slope. The north property line abuts a wood fence, which contain some large evergreen trees and the entire site is covered by shrubs and weeds. Development in the vicinity is predominantly single family residential.

Proposal

The proposal is to subdivide an existing 9,626 sq. ft. lot into two parcels of land. Proposed Parcel A, with an existing single family residence would be 5,068.8 sq. ft. and Proposed Parcel B would be 4,557.2 sq. ft. The single family residence on Parcel A would remain.

Public Comments

Notice of the proposed short plat was published on June 17, 2004. The public comment period ended June 30, 2004. No comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Based on information provided by the applicant, referral comments from DPD's Drainage Section, Seattle Fire Departments, and Seattle Public Utilities (Seattle City Light and Water Department); and review by the Land Use Planner, the following findings are made with respect to the applicable criteria:

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Policies and Land Use Code provisions.

The proposed Parcel A would meet the minimum lot requirement of the Single Family 5000 (SF5000) zone and proposed Parcel B would meet the requirement for the code-allowed exceptions to lot size. Parcel B is vacant and would be 4,557.2 sq. ft. The lot size of the Parcel B would satisfy the "75/80 rule", established in SMC 23.44.010 and therefore, may have less than the required lot area. Parcel A with an existing house including a garage, would be 5,068.8 sq. ft. Each lot will have adequate buildable lot area to meet applicable setbacks and lot coverage requirements and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, is provided in Section 23.53.005.*

Vehicular access is available to Parcel A from 30th Avenue West and Parcel B from West Mansell Street. The Seattle Fire Department has reviewed the proposed lot configuration in regards to fire protection and emergency vehicles access and has no objection. No street improvements are required. Seattle City Light does not require any additional easements to provide electricity. The short plat will provide adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal.*

The existing structure on Parcel A is connected to a single side sewer to an 8-inch public combined sewer (PS) located in West Mansell Street. There is also an 8-inch public sewer (PS) located in 30th Avenue West. The side sewer serving the existing residence on Parcel A crosses proposed Parcel B. A side sewer easement across Parcel B for the benefit of Parcel A should be provided as a condition of the new short plat. According to referral comment from the Drainage review, the public sewer (PS) will be an appropriate point for stormwater discharge.

Stormwater detention, with controlled release to the PS, is likely to be required for construction in excess of 2000 square feet development coverage. Plan review requirements will be made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time.

The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on June 14, 2004 (WAC ID No. 2004-0872).

4. *Whether the public use and interests are served by permitting the proposed division of land.*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, Short Subdivisions and Subdivisions, in Environmentally Critical Areas.*

The site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees:*

There are trees located on proposed Parcel A. and one tree is located on proposed Parcel B. The entire area of proposed Parcel B is covered with shrub and weed. The proposed configuration of Parcel B has enough buildable area to not necessitate the removal of existing tree. Thus the proposal has been designed to maximize the retention of existing trees on the property. Future construction will be subject to the provision of SMC 23.44.008 which sets forth tree planting requirements on single family lots.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivision, when the subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, cluster housing, or single family housing:*

This Short Subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat application.

8. *Conformance to the provisions of Section 23.24.046, multiple single family dwelling units on a single family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single family dwelling unit:*

This Short Subdivision is not a multiple single family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY APPROVED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. Show the side yard setback for the existing house from the new lot line. The property corners set shall be identified on the plat and encroachments such as fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and

their distances to the proposed property lines dimensioned. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.

2. Add the "Conditions of Approval Upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval Upon Application for Construction Permits see page ____ of ____."
- 3 Submit the final recording forms and fee for approval.
4. Provide side sewer easement across Parcel B for the benefit of Parcel A and include this language in the new legal description.

After Recording and Prior to Issuance of a Building Permit

5. Attach copy of the recorded short plat with the plans upon application for a construction permit.

Signature: (signature on file) Date: September 13, 2004
Christopher A. Ndifon, Land Use Planner
Department of Planning and Development
Land Use Division